

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR GROUND SIGN HEIGHT VARIANCE FROM 30 FT TO 40 FT AT 180 HICKMAN DRIVE; (THOMAS SIGN & AWNING COMPANY, APPLICANT).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

**Agenda Date** 06-23-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR GROUND SIGN HEIGHT VARIANCE FROM 30 FT TO 40 FT AT 180 HICKMAN DRIVE; (THOMAS SIGN & AWNING COMPANY, APPLICANT); OR
2. **DENY** THE REQUEST FOR GROUND SIGN HEIGHT VARIANCE FROM 30 FT TO 40 FT AT 180 HICKMAN DRIVE; (THOMAS SIGN & AWNING COMPANY, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #5, McLain)

(Earnest McDonald, Principal Coordinator)

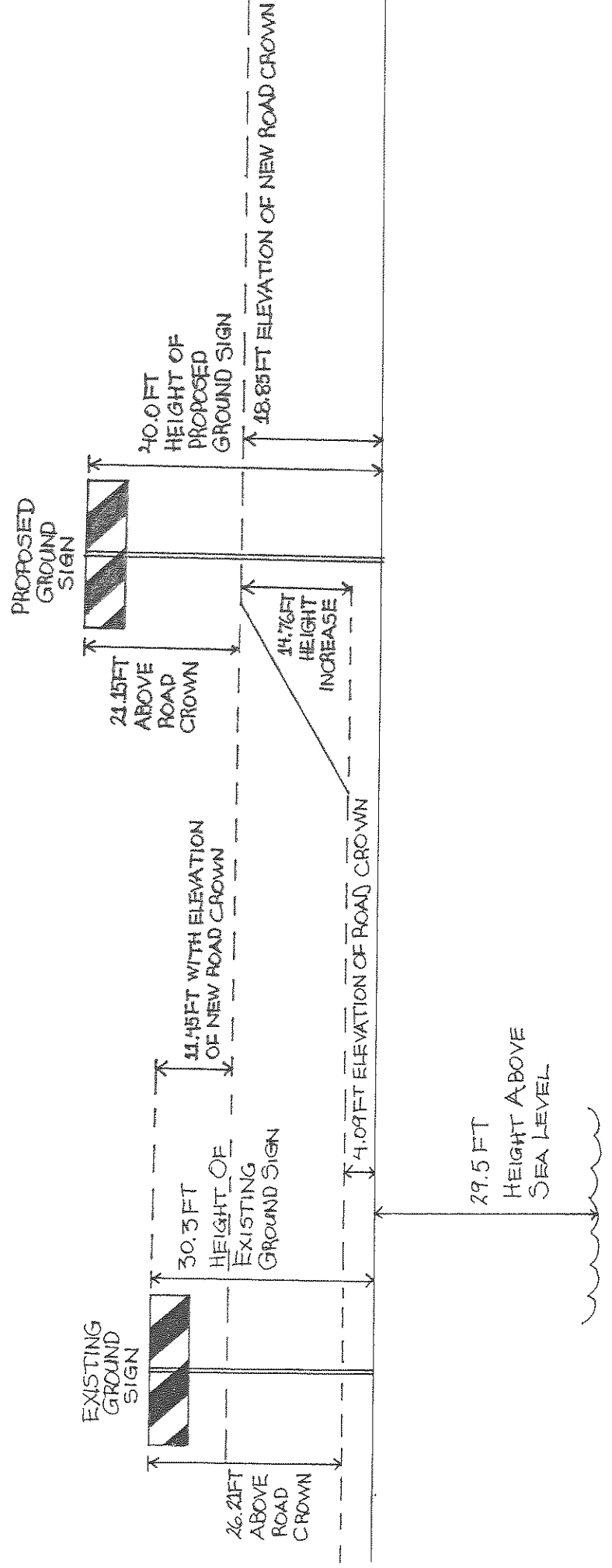
<b>GENERAL INFORMATION</b>	THOMAS SIGN & AWNING COMPANY, INC. 180 HICKMAN DRIVE SANFORD, FL 32771	C-2 DISTRICT, LDC SECTION 30.1243(a)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES A 40 FT TALL GROUND SIGN THAT WOULD EXCEED THE MAXIMUM HEIGHT ALLOWANCE OF 30 FT, GRANTED BY THE BCC ON JULY 25, 1995 AFTER THE REVERSAL OF A DECISION BY THE BOA TO DENY A VARIANCE FROM 15 FT TO 30 FT.</li> <li>• A SIGN HEIGHT VARIANCE FROM 30 FT TO 40 FT IS REQUESTED.</li> <li>• ON APRIL 28, 2003 AND MAY 19, 2003, THE BOA CONTINUED THIS ITEM BY REQUEST OF THE APPLICANT TO ALLOW ADDITIONAL TIME FOR THE DEMONSTRATION OF A HARDSHIP.</li> </ul>	
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• THE EXISTING GROUND SIGN IS APPROXIMATELY 30.3 FT IN HEIGHT FROM THE BASE TO THE TOP.</li> <li>• THE VARIANCE GRANTED FOR THE EXISTING SIGN IN 1995 RESULTED IN A GROUND SIGN WITH A BASE THAT</li> </ul>	

	<p>WAS 4.09 FT BELOW THE ELEVATION OF THE ROAD CROWN; THE TOTAL SIGN HEIGHT PROJECTING ABOVE THE ROAD CROWN WAS 26.21 FT.</p> <ul style="list-style-type: none"><li>• IMPROVEMENTS TO THE INTERCHANGE OF INTERSTATE-4 AND S.R. 46 (AT MATCHLINE 202+50.00 AS SHOWN ON THE ATTACHED ELEVATION DRAWINGS), HAVE RAISED THE ROAD CROWN FROM 4.09 FT TO 18.85 FT ABOVE THE BASE OF THE EXISTING SIGN, A FACTOR OF 14.76 FT.</li><li>• THESE IMPROVEMENTS HAVE THEREBY INCREASED THE VISIBILITY OF THE SIGN FROM A HEIGHT OF 26.21 FT TO 11.45 FT ABOVE THE ROAD CROWN.</li><li>• WITHOUT THE REQUESTED VARIANCE, THE EXISTING SIGN COULD BE INCREASED IN HEIGHT BY 3.55 FT FROM 30.3 FT TO 33.85 FT; IT WOULD THEN PROJECT 15 FT ABOVE THE EXISTING ROAD CROWN (18.85 FT HEIGHT OF ROAD CROWN + 15 FT MAXIMUM SIGN HEIGHT = 33.85 FT MAXIMUM SIGN HEIGHT).</li><li>• WITH RESPECT TO THE VARIANCE GRANTED IN 1995 FOR THE EXISTING GROUND SIGN, THE AFOREMENTIONED CIRCUMSTANCES CONSTITUTE A HARDSHIP, WHEREBY THE VISIBILITY OF THE SIGN HAS BEEN REDUCED BELOW THE HEIGHT DEEMED APPROPRIATE TO MAKE REASONABLE USE OF THE SAME AT THE TIME THE VARIANCE WAS GRANTED.</li><li>• THE IDENTIFIED HARDSHIP WAS FURTHERED BY THE DEPARTMENT OF TRANSPORTATION'S ACQUISITION OF A PORTION OF THE PROPERTY (17.06 IN DEPTH AND 54.25 FT IN WIDTH) UPON WHICH THE SUBJECT SIGN IS SITUATED, THEREBY FURTHER IMPACTING THE VISIBILITY OF THE EXISTING SIGN. HOWEVER, THE HORIZONTAL SETBACK REMAINS CONFORMING WITH THE 10 FT MINIMUM STANDARD.</li><li>• THE GRANT OF THE REQUESTED VARIANCE WOULD NOT CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE C-2 DISTRICT; OTHER GROUND SIGNS IN THE GENERAL VICINITY REACH HEIGHTS OF 50 FT.</li><li>• THE REQUESTED VARIANCE WOULD BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE SIGN IN QUESTION; STAFF BELIEVES THE VISIBILITY PREVIOUSLY AFFORDED TO THE EXISTING SIGN COULD BE REACQUIRED BY INCREASING THE HEIGHT OF THE SIGN BY A FACTOR ROUGHLY EQUIVALENT TO THE HEIGHT REQUESTED; A HEIGHT INCREASE FROM 30 FT TO 40 FT.</li><li>• THE REQUESTED VARIANCE WOULD OTHERWISE BE IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE AND NON-INJURIOUS TO THE PUBLIC WELFARE.</li></ul>
STAFF	<ul style="list-style-type: none"><li>• THE APPLICANT PREVIOUSLY REQUESTED THE</li></ul>

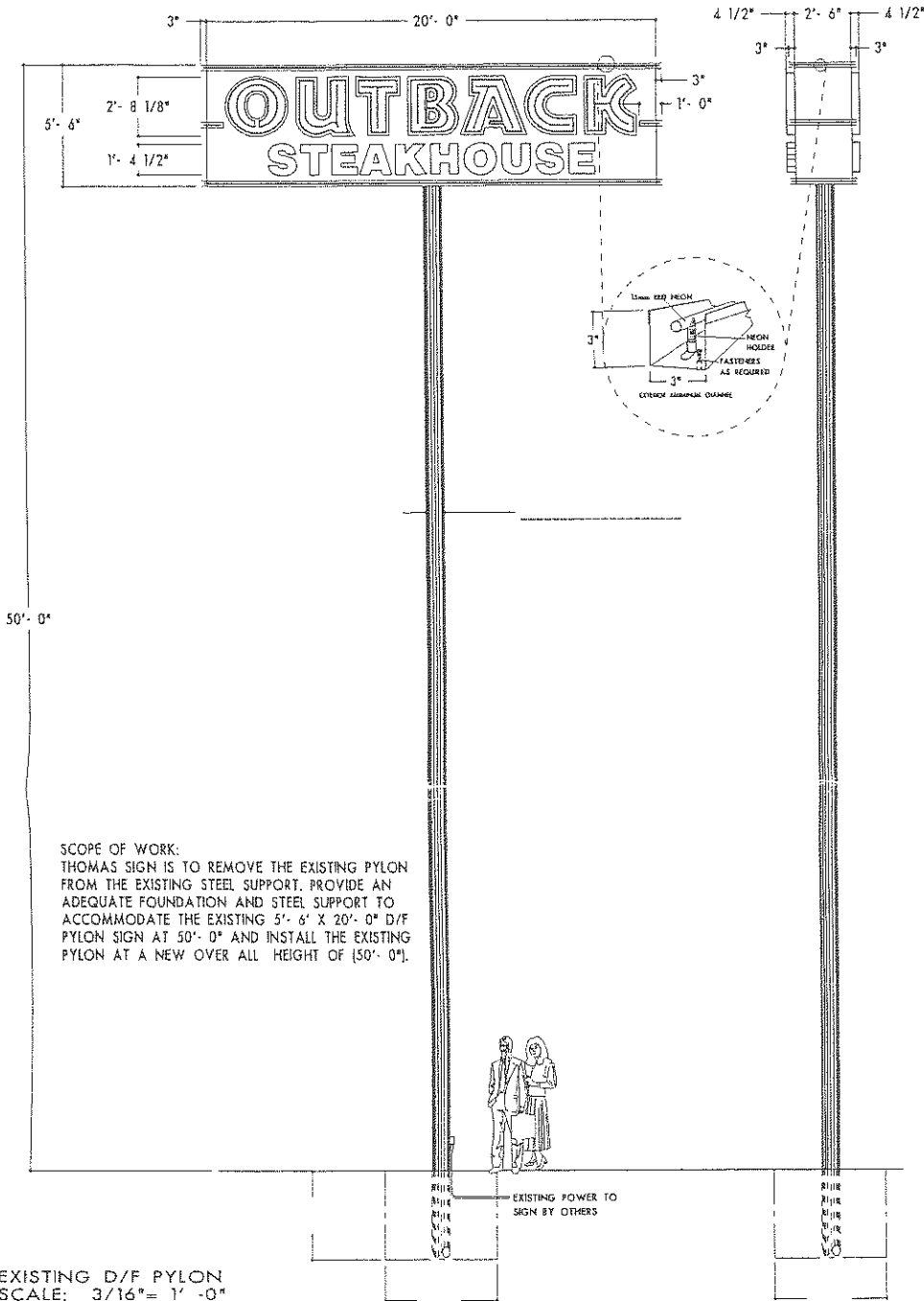
<b>RECOMMENDATION</b>	<p>AFOREMENTIONED CONTINUANCES OF THIS ITEM TO ALLOW THE SUBMITTAL OF ADDITIONAL INFORMATION, WHICH WOULD DEMONSTRATE A HARDSHIP EQUIVALENT TO THE VARIANCE REQUESTED.</p> <ul style="list-style-type: none"><li>• SINCE THAT TIME, THE APPLICANT HAS SUCCESSFULLY DEMONSTRATED A HARDSHIP BASED ON THE STANDARDS FOR GRANTING VARIANCES; <b><u>STAFF'S PRIOR RECOMMENDATIONS ARE THEREBY RESCINDED</u></b> TO REFLECT THE NEWLY DEMONSTRATED HARDSHIP.</li><li>• STAFF FURTHER BELIEVES THE REQUESTED VARIANCE FROM 30 FT TO 40 FT IS THE MINIMUM THAT WOULD ENSURE THE REASONABLE USE OF THE SIGN STRUCTURE IN QUESTION, CONSIDERING THE PREVIOUSLY DEMONSTRATED HARDSHIP REDUCED THE SIGN'S VISIBILITY BY 14.76 FT.</li><li>• STAFF RECOMMENDS APPROVAL OF THE REQUEST TO INCREASE THE EXISTING GROUND SIGN FROM 30 FT TO 40 FT, SUBJECT TO THE FOLLOWING CONDITION:<ul style="list-style-type: none"><li>○ ANY SIGN HEIGHT VARIANCE GRANTED SHALL APPLY ONLY TO THE SIGN DEPICTED ON THE ATTACHED SITE PLAN.</li></ul></li></ul>
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BV2003-029,  
THOMAS SIGN & AWNING  
180 HICKMAN DRIVE

- SIGN HEIGHT VARIANCE FROM 30 FT TO 40 FT
- GRAPHICAL DEPICTION OF HARSHIP



OUTBACK STEAKHOUSE  
SANFORD, FL



1. FABRICATION NOTE  
2. PAINT COLOR NOTE  
3. WIRE COLOR NOTE

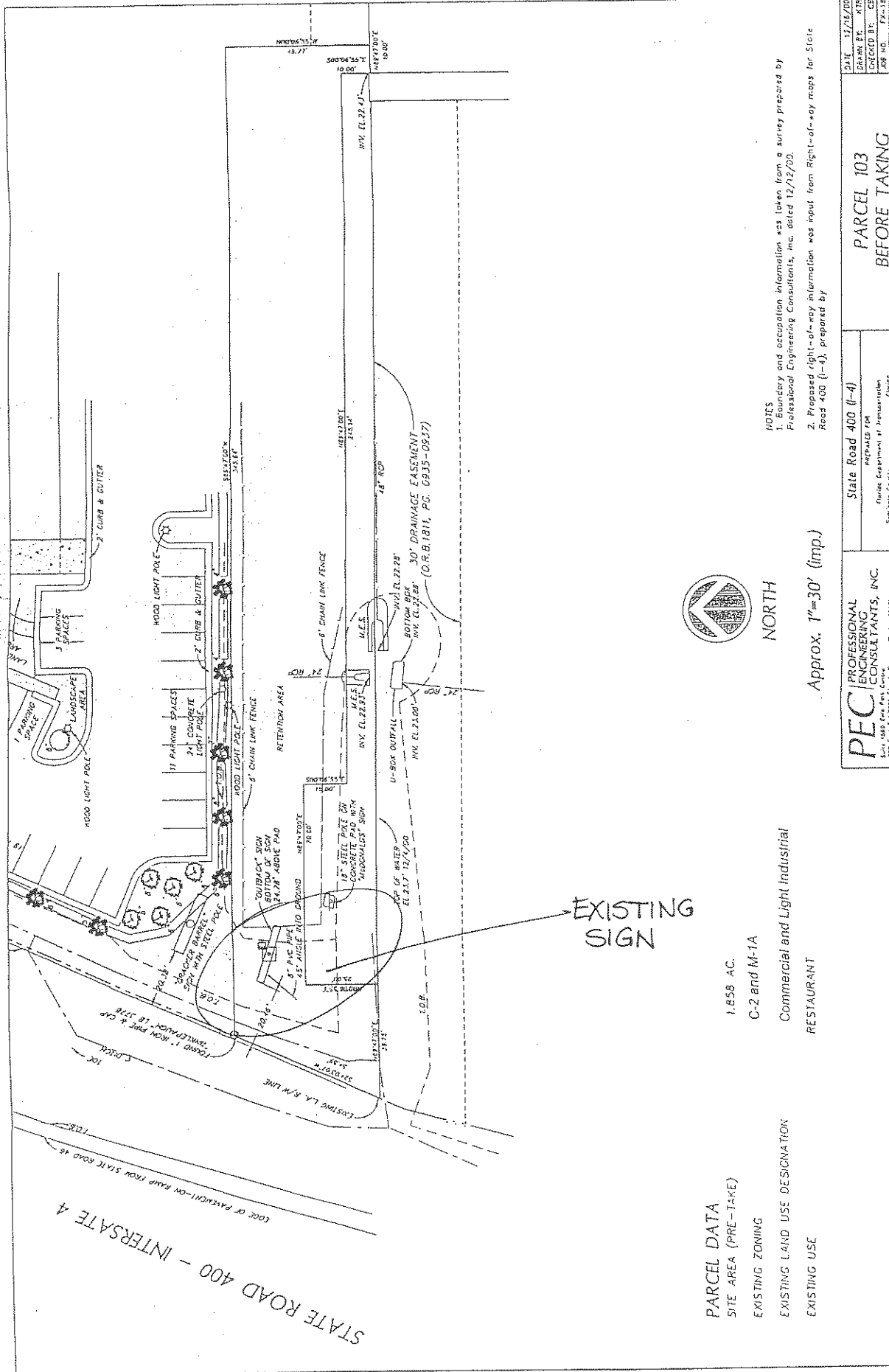
TOTAL SQ. FT. = 110  
PART #  
ESTIMATE #

**THOMAS**  
SIGN & AWNING COMPANY  
4590 118TH AVENUE NORTH • CLEARWATER, FL 33762  
800-526-3325 • 727-573-7757 • FAX 727-573-0328

CLIENT OUTBACK STEAKHOUSE		DATE 01/07/03	
INSTALLATION ADDRESS X	CITY SANFORD	STATE FL	
DESIGN NUMBER 31950	SHEET 1 OF 1	SCALE NOTED	SALES REP. MR. ARTIST CAH
REVISION 1	REVISION 2		REVISION 3
REVISION 2	REVISION 4		

<input type="checkbox"/> APPROVED	DATE
<input type="checkbox"/> APPROVED AS NOTED	DATE
<input type="checkbox"/> REVISE & RESUBMIT	DATE

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# PARCEL DATA

SITE AREA (PRE-TAKE)

EXISTING ZONING

EXISTING LAND USE DESIGNATION

EXISTING USE

1.858 AC.

C-2 and M-1A

Commercial and Light Industrial

RESTAURANT



NORTH

Approx. 1"=30' (imp.)

NOTES  
1. Boundary and occupation information was taken from a survey prepared by Professional Engineering Consultants, Inc. dated 12/12/00.  
2. Prepared right-of-way information was input from Right-of-way maps for State Road 400 (1-4), prepared by

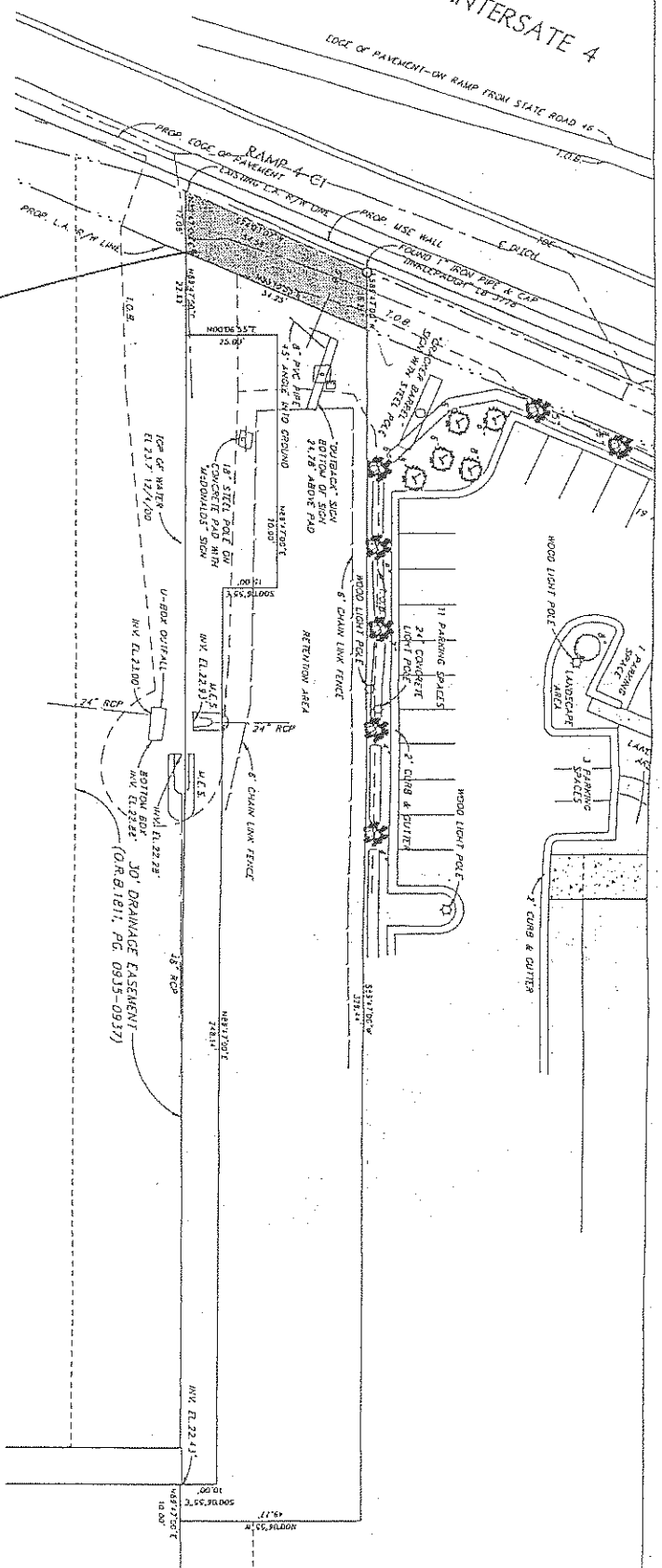
**PEC** PROFESSIONAL  
ENGINEERING  
CONSULTANTS, INC.  
200 East Highway 41st, Suite 3100  
Tulsa, Oklahoma 74116

State Road 400 (1-4)  
PREPARED FOR  
Tulsa Department of Transportation  
Sponsored Study

PARCEL 103  
BEFORE TAKING

DATE 11/18/00  
DRAWN BY KTE  
CHECKED BY CE  
JOB NO. TX-12  
SCALE 1"=30'

STATE ROAD 400 -- INTERSTATE 4



R-O-W  
ACQUISITION

PARCEL DATA  
SITE AREA (PRE-TAKE) 1.858 AC.  
AREA OF TAKE 828 S.F.  
SITE AREA (POST-TAKE) 1.839 AC.  
EXISTING ZONING C-2 and M-1A  
EXISTING LAND USE DESIGNATION Commercial and Light Industrial  
EXISTING USE RESTAURANT



Approx. 1"=30' (Imp.)

NOTES  
1. Boundary and occupation information was taken from a survey prepared by Professional Engineering Consultants, Inc. dated 12/12/00.  
2. Proposed right-of-way information was input from Right-of-way maps for State Road 400 (I-4), prepared by

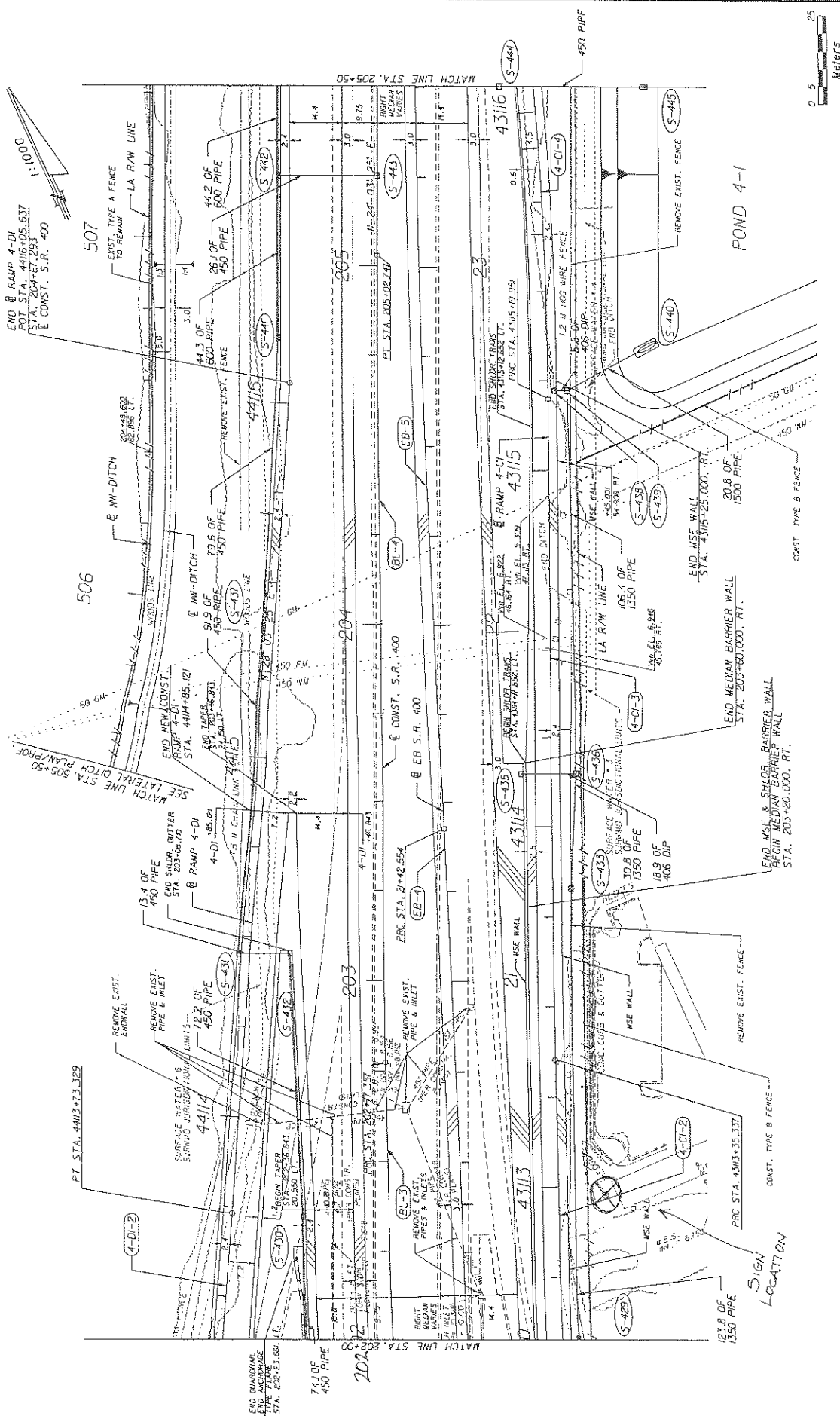
RECEIVED  
JAN 10 2002  
THOMAS SIGN & AWNING

PEC  
PROFESSIONAL  
ENGINEERING  
CONSULTANTS, INC.  
205 East Second Street, Suite 2000  
Tomball, TX 77375

State Road 400 (I-4)  
Title Department of Transportation  
Surrender State

PARCEL 103  
AFTER TAKING

DATE 12/12/00  
DRAWN BY KTH  
CHECKED BY CE  
JOB NO. 12-12



REVISIONS				DATE		BY		DESCRIPTION	
REV	BY	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

FOR EXAMINATION AND  
 REVIEW ONLY - NO  
 SIGNATURES  
 AND/OR STAMPS  
 TO BE PLACED HEREIN

FDR  
 FLORIDA DEPARTMENT OF  
 TRANSPORTATION  
 PLAN-S.R. 400 (1-4)  
 STA. 202+00 TO STA. 205+50

REVISIONS				DATE		BY		DESCRIPTION	
REV	BY	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

ALL DIMENSIONS IN  
 FEET, INCHES AND  
 MILLIMETERS  
 UNLESS OTHERWISE  
 SPECIFIED  
 ALL DIMENSIONS TO  
 FACE UNLESS  
 OTHERWISE NOTED

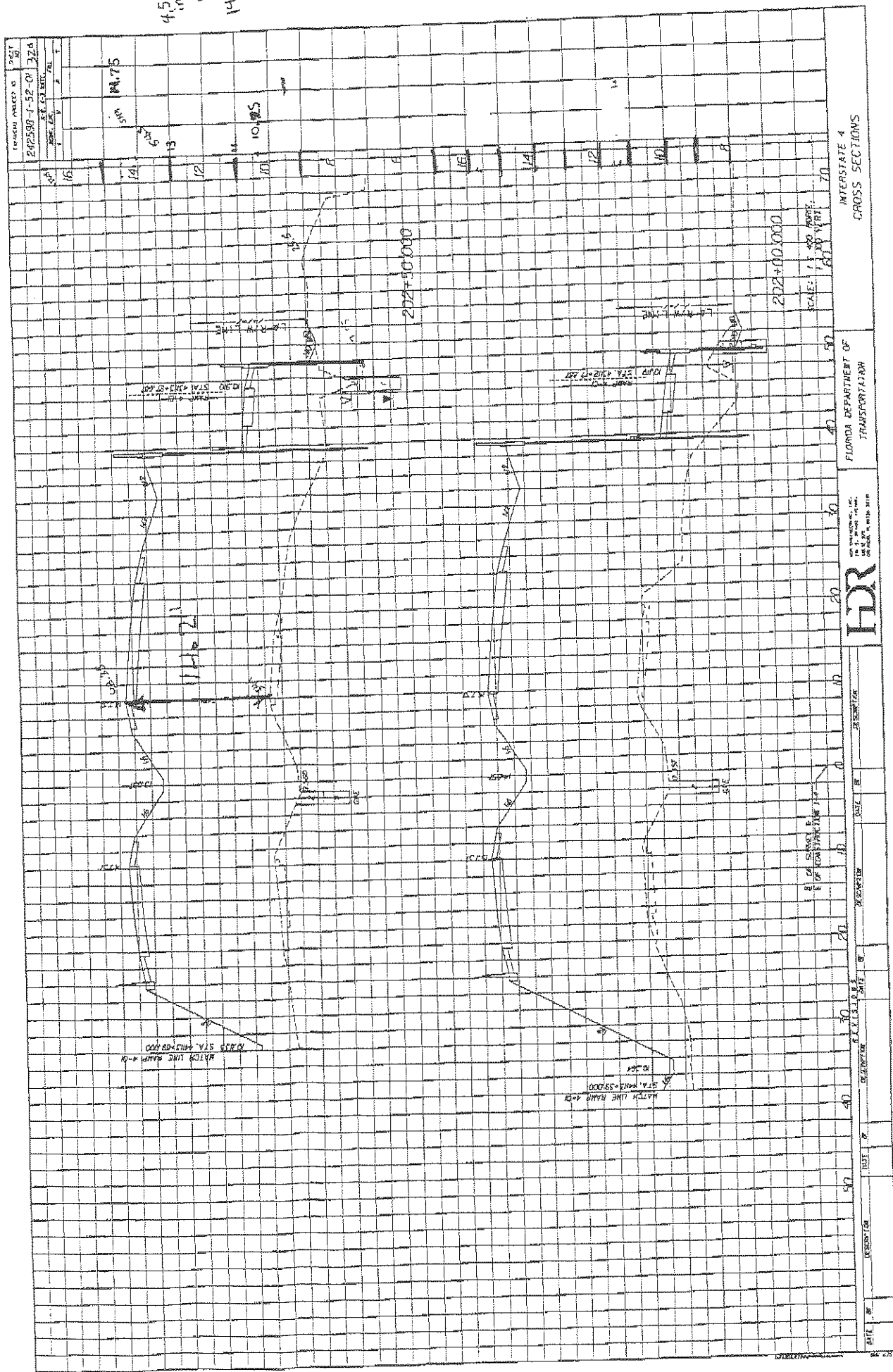
PLAN-S.R. 400 (1-4)  
 STA. 202+00 TO STA. 205+50  
 TRANSPORTATION  
 FLORIDA DEPARTMENT OF



800 

PEC

05/14/03 WED 10:48 FAX 407 849 9401





"Jimmy McDonald"  
<jmcdonald@Thomas-sign.com>

05/12/2003 10:35 AM

To: <emcdonald@co.seminole.fl.us>  
cc: "Steve. Wilson (E-mail)" <SteveWilson@Outback.com>, "Mike Riggins"  
<MRiggins@Thomas-sign.com>, <john.wettach@lowndes-law.com>  
Subject: Outback - Sanford

Earnest,

Good morning! We would like to have the variance hearing scheduled for May 19th tabled until the June 23rd hearing if that is the next one available. We have spoken to Outback and they would like the opportunity to have a meeting with you, Thomas Signs, and John Wettach in the early to mid-morning as soon as possible after May 21st to discuss the hardship issues in detail. Please let me know what day and time to set the meeting for so I can let all parties involved schedule their time accordingly. We look forward to working with you.

Thank You,

Jimmy McDonald  
National Accounts  
Thomas Sign and Awning Co., Inc.  
(800) 526-3325 office  
(813) 731-2617 cell